

3-SB-21-C

Dear Commissioners,

After careful consideration of all concept planning documents, review of the RA Low Density Residential zoning ordinance, meeting with citizens, and visiting the proposed site and surrounding area, I ask for your consideration to postpone or deny this proposed plan based on the following:

1. The RA zoning ordinance, like the PR zoning ordinance, is dated and in need of review and revision to better meet current market needs and support local plans for growth and development. A development of this size and impact should not be considered until the RA zoning ordinance is updated.
2. The original application for rezoning this property is dated 1988. The community is being tied to an intended use of property that no longer aligns with existing development. The 1988 zoning decision was made with the intention of connecting this property to the nearby golf course and includes a community park. Furthermore, Sector Plans were not in effect in 1988, therefore removing one layer of oversight for properties such as this.
3. Connections to Asheville Highway are limited to residents in the immediate area. Small, narrow roads such as Cash Rd, N. Woodale Rd, Boundary Ln, Lecil Rd, and N.Patty Rd are narrow and access creates safety concerns and increases traffic to residents living on this roads.
4. This area is approximately 6000 acres in size. Should you pass this plan, you will allow more houses on 200 acres than exist in the entire area.
5. The proposed plan simply does not align in character or in use of existing development.

Thank you for your consideration.

In Service,

Kim Frazier

Knox County Planning Alliance